

**APPROVED 5-4-09**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, February 2, 2009 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

**MEMBERS PRESENT:**

Dominic M. Palumbo, Chairman  
Vern E. Carlson  
Brian R. Cummings  
William D. O'Hare, Alternate, sitting for James J. Giulietti  
Antoinetta A. Carmody, Alternate, sitting for Douglas E. Roberts

**MEMBERS ABSENT:**

James J. Giulietti, Vice Chairman  
Douglas E. Roberts, Secretary  
John H. Vanacore, Alternate

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
Jonathan Bodwell, Town Engineer  
Mary Lee Rydzewski, Public Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Palumbo, Chairman, called the meeting to order at 7:00 PM. He introduced the Commissioners, alternates, town staff and the clerk. Mr. Palumbo asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that application #P08-69, 148R Washington Avenue, was withdrawn by the applicant and application #P09-06, 355 Washington Avenue, was postponed to the March 2, 2009 meeting.

Mr. Carlson moved to accept the changes to the agenda; Mrs. Carmody seconded the motion. All were in favor.

**8-24 REFERRALS:**

1. #P09-07 Application of the Town of North Haven for the design and construction of improvements to the Public Works Garage at 110 Elm Street.

Mr. Alan Fredricksen, Land Use Administrator, explained the application for the design and construction of improvements to the Public Works Garage. A \$350,000.00 grant was approved to fund this project to include an approximately 80'x 40' addition to the west side of the garage to be used as truck bays. The Commission asked questions and Mr. Fredricksen responded.

**SITE PLANS:**

1. #P08-69 Site Plan Application of Sylvia Dell'Oro, Owner and Applicant, relative to 148R Washington Avenue, (Map 73, Lot 34). Plan Entitled: Site Development Plan, For Change of Use Application, Dell'Oro Plaza, 144-148 Washington Avenue, North Haven, Connecticut 06473. Prepared by John Paul Garcia and Associates, Dated 9/2/08. Scale 1" = 20'. CB-20 Zoning District.

This application was withdrawn by the applicant

3. #P09-06 Site Plan Application of Luigi Ferraro, Sr., Owner and Applicant, relative to 355 Washington Avenue, (Map 85, Lot 13). Plan Entitled: Proposed Site Plan, 355 Washington Avenue Development, North Haven, Connecticut. Prepared by Hunter Smith Associates, Dated 1-08-09. Scale 1" = 20'. IL-30 Zoning District.

This application was postponed to the March 2, 2009 meeting.

**DELIBERATION SESSION:**

Mr. Cummings moved to go into deliberations; Mr. O'Hare seconded the motion. All were in favor.

**8-24 REFERRALS:**

1. #P09-04 Section 8-24 Referral – Application of the Town of North Haven for  
the design and construction of improvements to the Public Works Garage at 110 Elm Street.

Mr. Carlson moved to approve the Section 8-24 Referral – Application of the Town of North Haven for the design and construction of improvements to the Public Works Garage at 110 Elm Street; Mr. O'Hare seconded the motion. The Commission voted as follows:

Palumbo – aye Carlson – aye Cummings – aye O'Hare – aye Carmody - aye

**INFORMAL PRESENTATION: None****OTHER:**

#P09-10, 410 Clintonville Road

Attorney John Lambert asked the Commission to waive a public hearing and approve the application for a Certificate of Location/Special Permit for a Motor Vehicle Repairer's License.

Mr. O'Hare moved to waive a public hearing and approve the application for a Certificate of Location/Special Permit for a Motor Vehicle Repairer's License; Mrs. Carmody seconded the motion. The Commission voted as follows:

Palumbo – aye Carlson – abstained Cummings – aye O'Hare – aye Carmody - aye

**EXTENSIONS:** None

**BOND RELEASES & REDUCTIONS:**

#B98-31, 175 Terminal/Universal Drive

Mr. Cummings moved to release the bond for application #B98-31, 175 Terminal/Universal Drive in the amount of \$5,000.00; Mrs. Carmody seconded the motion. The Commission voted as follows:

Palumbo - aye Carlson – aye Cummings – aye O’Hare – aye Carmody -aye

**CHANGE OF USE:**

75 Washington Avenue

Mr. Paul Landino, owner, explained that he would like to expand his office to the first level of this building. The second floor is already used for office space.

Mr. Carlson moved to approve the Change of Use from retail to office, Mr. Cummings seconded the motion. The Commission voted as follows:

Palumbo - aye Carlson – aye Cummings – aye O’Hare – aye Carmody - aye

55 State Street

Mrs. Debbie Battista, realtor for the applicant, explained that the former business was a karate school and is requesting a change of use for a hair salon.

Mrs. Carmody moved to approve the Change of Use from a karate school to a hair salon; Mr. O’Hare seconded the motion. The Commission voted as follows:

Palumbo - aye Carlson – aye Cummings – aye O’Hare – aye Carmody - aye

**CORRESPONDENCE:**

Zoning Enforcement Letter, CVS – 166 Washington Avenue

Mr. Fredricksen, Land Use Administrator, stated to the Commission that this letter, from the Zoning Enforcement Officer, is a follow-up to a violation regarding a Budget Rental Truck being stored on the parking lot behind CVS Pharmacy for storage. The Commission stated that they would like another letter sent to CVS giving them until March 1, 2009 to respond to this violation.

**MINUTES:**

January 5, 2009

Mr. Carlson moved to approve the minutes of January 5, 2009; Mr. O’Hare seconded the motion. The Commission voted as follows:

Palumbo - aye Carlson – aye Cummings – aye O’Hare – aye

**ADJOURN:**

There being no further business, Mr.Cummings moved to adjourn; Mrs. Carmody seconded the motion. The meeting was adjourned at 7:26 PM.